



CITY OF MORGAN HILL

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

MAY 2, 2002

PRESENT: Kennett, Fruit, Pyle

ABSENT: Martin

LATE: None

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chairman Fruit called the meeting to order at 7:04 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

MINUTES:

April 18, 2002

BOARD MEMBERS PYLE/KENNETT MOTIONED TO APPROVE THE MINUTES OF THE APRIL 18, 2002 MEETING ON A VOTE OF 3-0 AS FOLLOWS: AYES: KENNETT, FRUIT, PYLE; NOES: NONE; ABSTAIN: NONE; ABSENT: MARTIN.

OLD BUSINESS:

1. **SITE-REVIEW, SR-01-29: E. CENTRAL-MORGAN LANE:** A request for approval of an elevation and landscape plan details for a 41-unit single family subdivision on a 16.068 acre parcel, located north and south of E. Central Ave., west of Butterfield and east of Serene Dr. (APN 726-20-003, 726-28-001 & 002)

BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE BY MINUTE ACTION WITH THE CONDITIONS THAT ALL THE WINDOWS HAVE TRIM SIMILAR TO THAT FOUND ON THE FRONT ELEVATION, AND THE BLANK, SIDE GARAGE WALLS HAVE A WINDOW OR SOME OTHER TYPE OF ARCHITECTURAL DETAIL. STAFF IS TO VERIFY INCORPORATION OF THESE CONDITIONS AS PART OF THE BUILDING PERMIT REVIEW.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: MARTIN

2. **SITE REVIEW, SR-01-08: TENNANT-JOHNSON LUMBER:** A request for approval of site, landscape and architectural plans for a 20,081-sf building addition to the Johnson Lumber facility. The subject site is located on the south side of Tennant Avenue, directly west of the future extension of Butterfield Blvd. (APN 817-08-027)

BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE BY MINUTE ACTION THE PLAN DETAILS AS PRESENTED BY THE APPLICANT WITH THE CLARIFICATION THAT THE OFFICE WINDOWS ARE RECESSED 4 INCHES AND THE RETAIL WINDOWS ARE RECESSED 6 INCHES AND THAT THE GROUND COVER PROPOSED WITHIN THE PLANTER ISLAND BE CHANGED TO A HARDIER VARIETY. STAFF IS TO VERIFY INCORPORATION OF THESE CONDITIONS AS PART OF THE BUILDING PERMIT REVIEW.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: MARTIN

NEW BUSINESS:

3. **SITE REVIEW, SR-02-03: MONTEREY-SOUTH VALLEY DEVELOPERS:** A request for design review of a Planned Unit Development District (PUD) on a 6.22 acre vacant parcel at the intersection of

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Cochrane Rd. and Monterey Rd. consisting of a two-story office building, a one-story retail building, a free standing drive-thru restaurant and a service station (pump island mini-market, and car wash) in an area designated as a Gateway to Morgan Hill. (APN 764-10-004)

BOARD MEMBERS FRUIT/KENNETT MOTIONED TO REFER THIS APPLICATION BACK TO THE PLANNING COMMISSION.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: MARTIN

4. DISCUSSION OF DESIGN REVIEW ORDINANCE AND ARCHITECTURAL REVIEW HANDBOOK:

NONE

ANNOUNCEMENTS

ADJOURNMENT: There being no further business, Chair Fruit adjourned the meeting at 8:45 p.m.

MINUTES PREPARED BY:

TERRY LINDER